
Cotton Bay Holdings Ltd.
South Eleuthera, The Bahamas

Environmental Impact Assessment
Public Meeting

September 12, 2023





COTTON BAY
Ritz Carlton Reserve

Project Team - Environment

Developer

Cotton Bay Holdings Limited (CBHL)

Environment

Waypoint Consulting

Design Elements (Botanical/Avian)

JSS Consulting (Marine)



Project Location
220 Acres
Cotton Bay, South
Eleuthera, The Bahamas



Project Description

Vision: To bring back the iconic Cotton Bay Club heritage, elevating it to an ultra luxury standard

- ▶ Situated on 220 acres
- ▶ Project Aspects
 - ▶ Ritz-Carlton Reserve hotel with 90 keys
 - ▶ Branded & Unbranded Residences and Condominiums
 - ▶ 18-hole Championship Golf Course Open Space, Recreational Facilities & gym
 - ▶ Additional Amenities including Restaurants, Pools, Retail, Spa
 - ▶ Back-of-House Infrastructure
- ▶ Phasing
 - ▶ Phase 1: Cotton Bay Road & Cocoplum Drive Relocation & Improvements
 - ▶ Phase 2: Resort, Branded Residences, Golf Course
 - ▶ Phase 3: Unbranded Residences



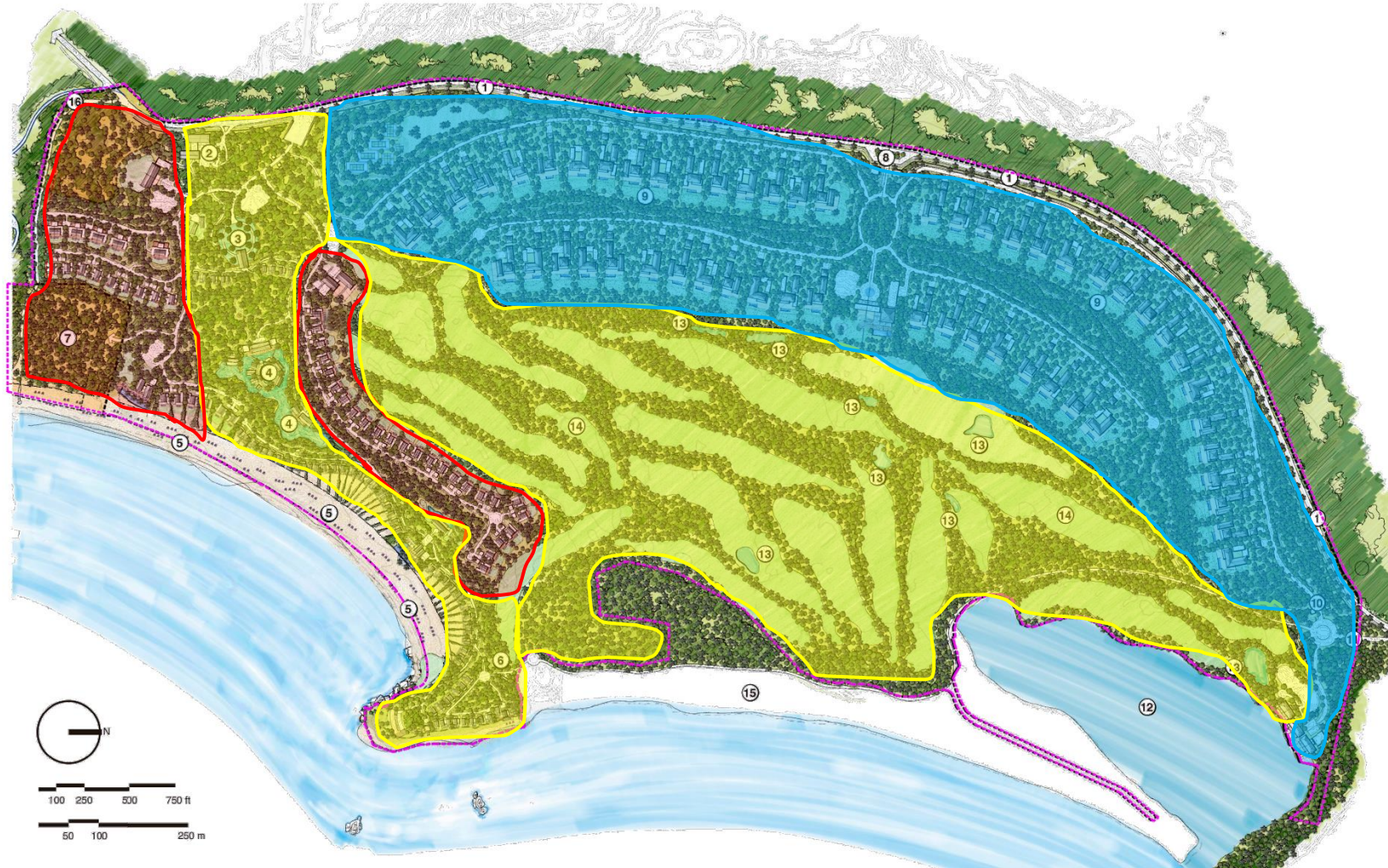
Master Plan




LEGEND OVERALL MASTER PLAN


1. New main arrival roadway
 2. Hotel BOH building
 3. Hotel arrival Palo Moratos Pond
 4. Central Lagoon
 5. Beach
 6. Proposed secondary hotel access
 7. Future development
 8. Main entrance (unbranded)
 9. Unbranded residences - 54 lots
 10. Service access (unbranded)
 11. North access
 12. Lagoon
 13. Existing ponds
 14. Existing golf courses
 15. Existing residences
 16. Public beach access road
- Intervention area


Master Plan Zoning



LEGEND

 Resort & Golf Course

 Branded Residences

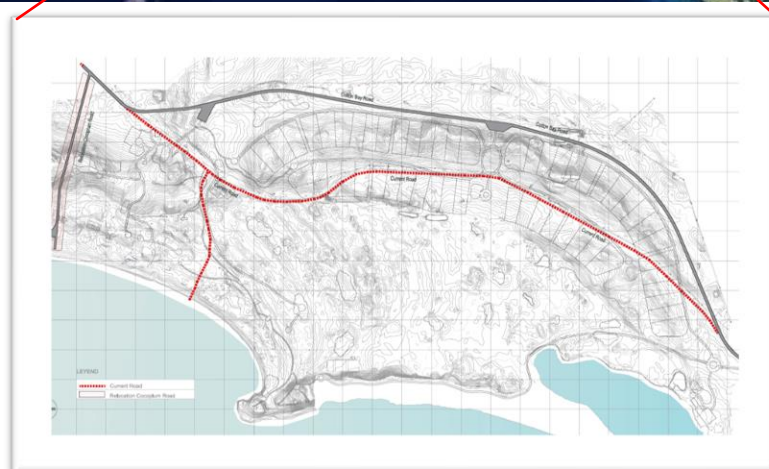
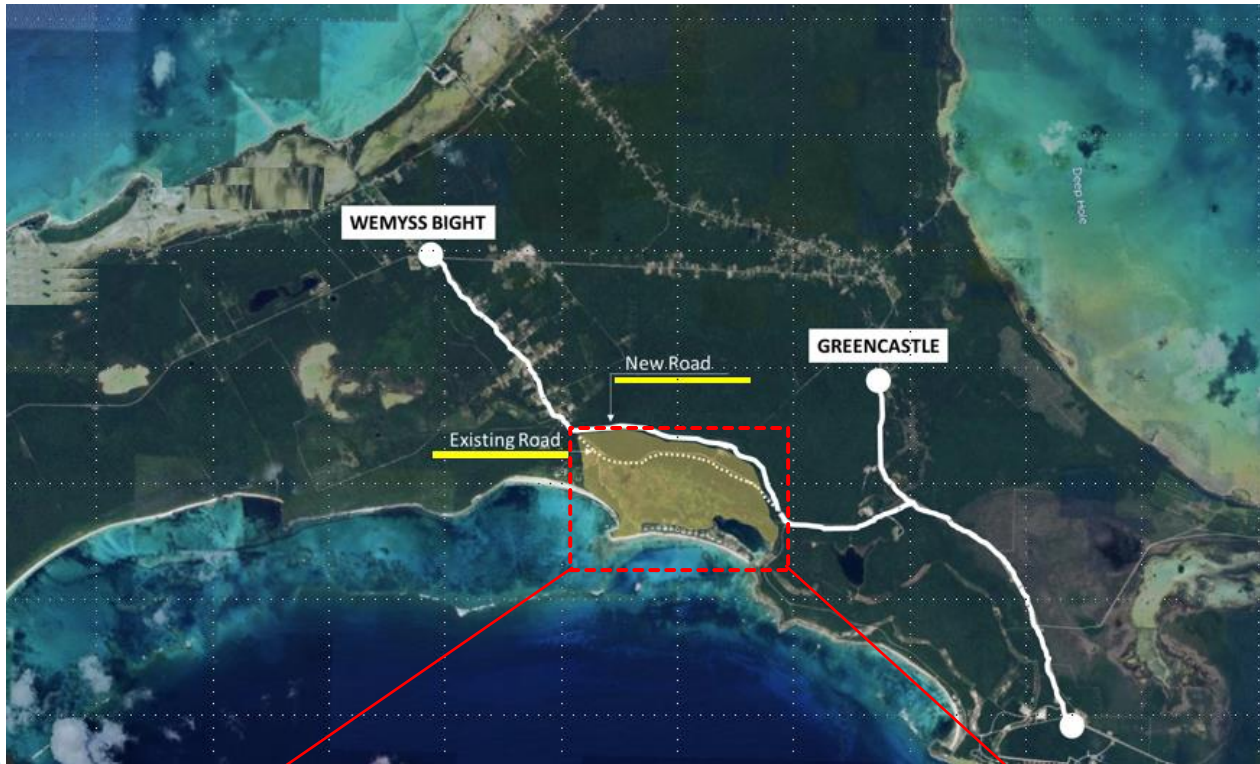
 Unbranded Residences

 Intervention area

Project Impact & Local Service Providers

- ▶ USD\$ 200 million Project Investment
 - ▶ Creation of 300 direct employment opportunities during construction (24 months)
 - ▶ Wages estimated to be in excess of USD\$8 million per annum.
 - ▶ Creation of over 200 direct employment opportunities once resort is in operation
 - ▶ Wages estimated to be in excess of USD\$10 million per annum.
 - ▶ Career Development Plan for all employees.
 - ▶ Governmental Taxes & Fees estimated over \$2 million per annum.
- ▶ Consultants
 - ▶ Waypoint Consulting
 - ▶ Caribbean Civil Group
 - ▶ N&M Architects
 - ▶ Oracle Business Partners
 - ▶ Contractors
 - ▶ Meadows Constructions
 - ▶ ADC Construction & Co.
 - ▶ Quick Fix Construction
 - ▶ Nu View Construction
 - ▶ Airworks Company Ltd.

Current Status



- ▶ Site Plan Approval:
 - ▶ Public Hearing: May 11th, 2023
 - ▶ Permit attained: June 27th, 2023
- ▶ Public Roads Relocation
 - ▶ CEC attained: March 30th, 2023
 - ▶ MOPW approval: April 4th, 2023
 - ▶ Forestry P. attained: April 19th, 2023
- ▶ Resort Construction
 - ▶ CEC Submitted: May 26th, 2023

Public Roads Relocation Overview

- ▶ Existing Roads *will not be closed* until the New Roads have been completed and handed off to the Government.
- ▶ New roads built under *state-of-the-art* technical standards
- ▶ *Beach access will remain* through Cocoplum Drive



Environmental Aspects

- ▶ **Site Description.** The site is predominantly upland with coastal and wetland areas. As the former Cotton Bay Club, the redevelopment of the property as resort and residential community maintains the existing and envisioned land use.
- ▶ **History.** The Cotton Bay Club opened in 1959 as envisioned by Juan A. Tripp, the founder of Pan Am. The signature 18-hole golf course was designed by Robert Trent Jones (Sr).



Environment - Botanical

▶ Vegetation Classification

- ▶ Interior upland, Coastal, and Wetland
- ▶ Man-made wetlands include cisterns, golf course ponds for irrigation, and the coastal lagoon
- ▶ Botanical composition supports history of human disturbance with recolonization by invasive species
- ▶ Upland interior areas have karst formations

▶ Vascular Plant Diversity

- ▶ 148 vascular species
- ▶ 18 protected species (2021 Protected Tree Order)
- ▶ 10 invasive species in previously disturbed areas

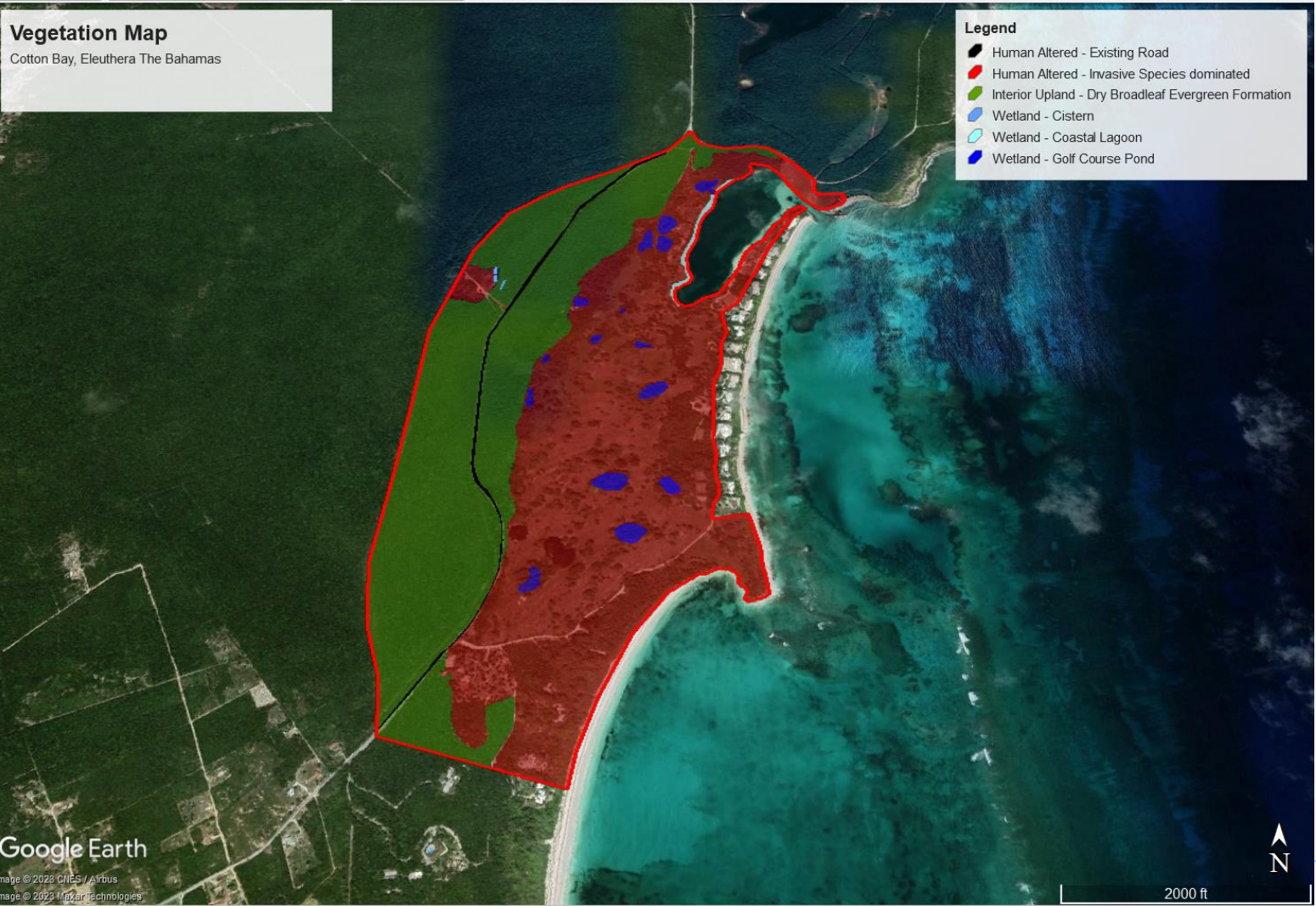


Vegetation Map

Cotton Bay, Eleuthera The Bahamas

Legend

- Human Altered - Existing Road
- Human Altered - Invasive Species dominated
- Interior Upland - Dry Broadleaf Evergreen Formation
- Wetland - Cistern
- Wetland - Coastal Lagoon
- Wetland - Golf Course Pond



Google Earth

Image © 2023 CNES / Airbus
Image © 2023 Maxar Technologies

2000 ft



Avian

- ▶ Avian surveys were performed in October 2023 comprising 15 hours of active avian observation capturing the fall migration
- ▶ 43 birds recorded over 4 field days
- ▶ Wetland habitats supported use by waterfowl species and land birds foraging for insects along vegetated perimeter



Marine

- ▶ Marine benthic surveys were performed to establish a baseline of existing conditions: there are no proposed coastal modifications along the main beach
- ▶ The coastal lagoon was originally an inland narrow pond excavated and connected to the sea to serve as a yacht basin under the original Cotton Bay Resort. The lagoon's marine benthic habitat comprises primarily macroalgae beds.
- ▶ Of note, while overall coral abundances were low, the highest coral and fish abundances and diversity were observed at the mouth of the lagoon.

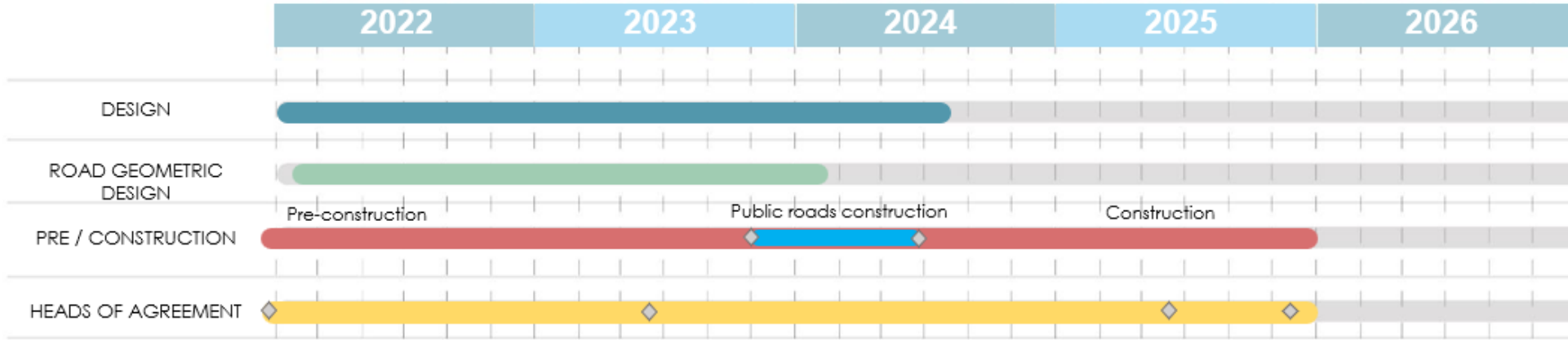


Impacts & Mitigation

- ▶ Impacts to the physical environment are unavoidable in the construction footprint though impacts can be managed and mitigated by employing best management practices during construction.
- ▶ Environmental management plan will be employed to mitigate known and unknown impacts through avoidance, minimization, and management with implementation of best management practices.
- ▶ A significant portion of the project area is previously disturbed and dominated by invasive species such as the Casuarina, Scaevola, Brazilian Pepper, Cork Tree.
- ▶ By rehabilitating the golf course, invasive species will be removed, and saplings will be managed to avoid becoming re-established.
- ▶ A nursery will support native and protected tree species for use in landscaping. A permit to harvest a protected tree will be filed with the Forestry Unit.
- ▶ Anthropogenic inputs to the environment will be controlled through utility installations to avoid groundwater impacts. Leachate impacts will be controlled by using minimal applications of fertilizers and herbicides with an updated irrigation system. The fertigation system will manage leachate.
- ▶ Socio-economics includes the generation of 300 jobs during construction and 200 jobs are anticipated during construction



Project Estimated Timeline



◆ MILESTONES

	EST. START	EST. FINISH
PUBLIC ROADS CONSTRUCTION	NOV. 2023	JUNE 2024
RESORT CONSTRUCTION	FEB. 2023	DEC. 2025



Thank you

Questions?

Please send comments to
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or

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